

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WEBSTER COUNTY
Local Government Number: 94

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER COUNTY REGIONAL URBAN RENEWAL	94007	1

TIF Debt Outstanding: 6,528,023

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	105,183	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	381,132
TIF Sp. Revenue Fund Interest:	1,063
Asset Sales & Loan Repayments:	0
Total Revenue:	382,195

Rebate Expenditures:	0
Non-Rebate Expenditures:	390,485
Returned to County Treasurer:	0
Total Expenditures:	390,485

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	96,893	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 6,040,645**

Urban Renewal Area Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL
 UR Area Number: 94007

UR Area Creation Date: 12/2005

UR Area Purpose: To strengthen the economic well-being of Webster County by increasing industrial activity, taxable real estate values, and entrepreneurial opportunities.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROLAND TWP/PRAIRIE VALLEY SCH/FRONTIER ETHANOL PLANT UR TIF INCREM	94218	94219	17,794,610

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,922,650	0	0	17,922,650	0	17,922,650
Taxable	0	0	0	17,922,650	0	0	17,922,650	0	17,922,650
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

105,183

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Amount of 07-01-2013 Cash Balance Restricted for LMI

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Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For WEBSTER COUNTY REGIONAL URBAN RENEWAL

Administration Expenses

Description:	Business location incentive
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Road Improvement

Description:	Road improvement to 320th St & Co. Road -33
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

C J Bio America

Description:	Site Prep, Bldg Construction, machinery & equipment, computer hardware
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Cargill, Inc

Description:	Construction, renovation, building improvements
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

NEW Co-op Roelyn

Description:	Construction of grain storage, shop addition
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Lanyon

Description:	Construction NH3 storage, truck scale, remodel storage warehouse & office
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Barnum

Description:	Construction of grain storage & NH3 storage, upgrade office & equipment
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Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grain Avenue Road Construction

Description:	Construct public two-lane paved road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER COUNTY REGIONAL URBAN RENEWAL

2006 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	123,566
Interest:	1,452
Total:	125,018
Annual Appropriation?:	Yes
Date Incurred:	06/01/2006
FY of Last Payment:	2016

C J Bio America Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	5,630,505
Interest:	0
Total:	5,630,505
Annual Appropriation?:	Yes
Date Incurred:	11/04/2014
FY of Last Payment:	2032

NEW Co-op-Lanyon Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

NEW Co-op-Roelyn Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

NEW Co-op-Barnum Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes

Date Incurred:	06/01/2015
FY of Last Payment:	2019

Grain Avenue Non reimbursable RISE Grant

Debt/Obligation Type:	Other Debt
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	No
Date Incurred:	02/14/2012
FY of Last Payment:	2032

Reimburse General Basic for Attorney Fees

Debt/Obligation Type:	Internal Loans
Principal:	81,029
Interest:	0
Total:	81,029
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Rail Design Study

Debt/Obligation Type:	Internal Loans
Principal:	45,471
Interest:	0
Total:	45,471
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill property closing costs

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	11/17/2012
FY of Last Payment:	2032

RBOG cost study

Debt/Obligation Type:	Internal Loans
Principal:	51,000
Interest:	0
Total:	51,000
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Non-Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

TIF Expenditure Amount:	390,485
Tied To Debt:	2006 G.O. Bonds
Tied To Project:	Road Improvement

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: ROLAND TWP/PRAIRIE VALLEY SCH/FRONTIER ETHANOL PLANT UR TIF INCREM
 TIF Taxing District Inc. Number: 94219
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,922,650	0	0	17,922,650	0	17,922,650
Taxable	0	0	0	17,922,650	0	0	17,922,650	0	17,922,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	128,040	17,794,610	17,794,610	0	0

FY 2014 TIF Revenue Received: 381,132